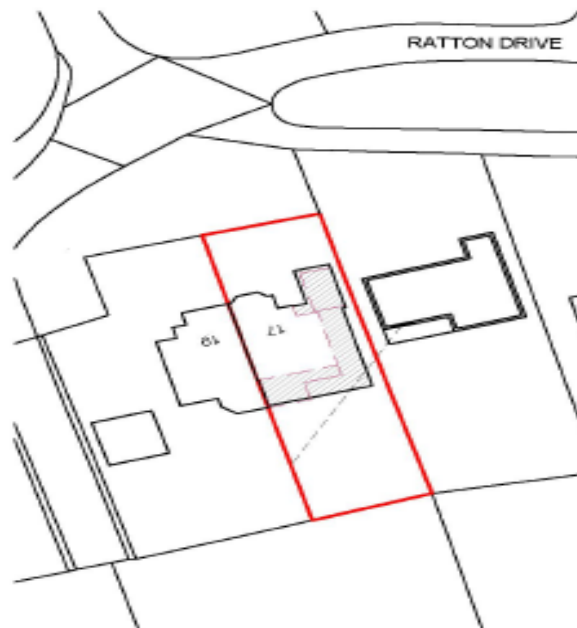


App.No: 190871	Decision Due Date: 30 December 2019	Ward: Ratton
Officer: William De Haviland-Reid	Site visit date: 18 December 2019	Type: Householder
Site Notice(s) Expiry date: 06 December 2019		
Neighbour Con Expiry: 06 December 2019		
Press Notice(s): 16 December 2019		
Over 8/13 week reason: N/A		
Location: Pine Cottage, 17 Ratton Drive, Eastbourne		
Proposal: Proposed demolition of detached garage, rear conservatory, and WC. Proposed two storey side extension with garage, single storey rear extension and front extension enlarging the existing porch.		
Applicant: Ms Lorna Hardy		
Recommendation: Approve subject to conditions as listed within this report		

Contact Officer(s): **Name:** William De Haviland-Reid
Post title: Senior Customer Caseworker
E-mail: William.dehaviland-reid@lewes-eastbourne.gov.uk
Telephone number: 01323 415696

Map location



1:500 Proposed Block Plan

1 Executive Summary

- 1.1 Application called in by ward councillor
- 1.2 Application recommended for approval subject to conditions

2 Relevant Planning Policies

- 2.1 National Planning Policy Framework
 - 2. Achieving Sustainable Development
 - 4. Decision-making
 - 8. Promoting healthy and safe communities
- 2.2 Eastbourne Borough Plan 2001-2011
 - HO2 Predominantly Residential Areas
 - HO20 Residential Amenity
 - UHT1 Design of New Development
 - UHT4 Visual Amenity
 - UHT16 Area of High Townscape Value
- 2.3 Eastbourne Core Strategy Local Plan 2006-2027
 - B2 Creating Sustainable Neighbourhoods
 - C12 Ratton & Willingdon Village Neighbourhood Policy
 - D5 Housing
 - D10 Historic Environment Area of High Townscape Value
 - D10a Design

3 Site Description

- 3.1 The host dwelling is semi-detached and is one half of an almost identical property where the main difference is the host dwelling having a single flat roof garage forward of the front elevation and the neighbouring property (15 Ratton Drive) having a double garage set towards the rear of the property and is a separate building.
- 3.2 The boundary treatment for the rear garden consists of high level hedging and panel fencing, the rear garden is set on a higher ground level than the host dwelling.
- 3.3 The front of the dwelling has a driveway that leads to the garage and the rest of the front garden consists of hard standing.
- 3.4 Ratton Drive comprises a coherent development of detached houses, mostly 1930's infill with some more modern extensions. The character of which derives from the wide road lined with mature trees, deep grass verges and detached properties of traditional design set on generous plots in mature landscaping.

4 Relevant Planning History

- 4.1 120588
17 Ratton Drive, Eastbourne

Erection of a two storey extension to the side together with the enlargement of the garage and provision of new pitched roof.

Withdrawn
12/10/2012

- 4.2 141167
17 Ratton Drive
Two storey side & rear extension to house, recessed from main elevation and subservient to main ridgeline to create space for master bedroom, en-suite and utility space. Existing garage to be rebuilt with new roof to match that of house. Refused at committee.
26/11/2014

5 Proposed development

- 5.1 It is proposed to demolish the existing garage at the front of the property, the rear conservatory and WC and replace these with a two storey side extension incorporating a garage, single storey rear extension and an extension to the front porch.
- 5.2 The proposed garage will be link attached to the front of the host dwelling and side extension and the design will use a pitch roof with gable ends which follow the same aesthetic as the host dwelling in terms of design. The garage will have a total height of 4.2m and an eaves height of 2.5m and will measure 3.2m in width. The total length of the proposed garage will measure 5.5m and the East elevation of the garage will merge into the proposed elevation of the two storey side extension.
- 5.3 The front extension will take the form of an infill at the front of the property linking the garage to the main dwelling and will be set back from the furthest front elevations of the host dwelling being the garage and bay window.
- 5.4 The single storey rear extension will measure 3.6m in total length from the rear of the host elevation, but has a step back effect on the rear elevation bringing the length to 2.5m nearer the East elevation.
- 5.5 The single storey rear extension will be of flat roof design and will incorporate 1no. sky lantern being near the west elevation. The proposed total height of the single storey rear extension will be 3m height not including the roof lantern and 3.3m total height including the roof lantern.
- 5.6 The proposed single storey extension will measure 9.6m in width and will incorporate part of the two storey side extension at ground floor level. It is not proposed to have windows on the side elevations of the rear extension; there will be 2no. windows on the rear elevation and a set of patio doors to allow access to the rear garden.
- 5.7 The proposed rear extension will have 1no. window furthest rear elevation and will incorporate patio doors with slimmer full length windows either side, there is no proposal to have windows installed on the side elevations of the rear extension.

- 5.8 The ground floor level of the side extension will measure 2.2m in width from the side elevation of the host dwelling and 9.2m in length from the front elevation of the host dwelling which includes the side elevation of the single storey extension to the rear, incorporating the proposed garage which sits affront of the principle elevation of the host dwelling the length will be 14.7m. It is proposed to have 2no. windows sited either side of an access door on the ground floor level which will have an existing boundary.
- 5.9 The single storey part of the extension will make use of a mono-pitch for the most part with a small section being a flat roof due to the existing first floor window on the side elevation of the host dwelling. The total height of the ground floor section of the side extension will be 2.5m and the eaves height will be 2.3m.
- 5.10 The first floor part of the side extension will also cover an area of the single storey rear extension and will measure 2.6m total length and will be flush with part of the rear elevation; measuring 5m in width. There will be a large window on the rear elevation and a small dormer on the East elevation which will serve a bathroom and ensuite and these windows will be 2/3rds obscure glazed where the top part of the window will be clear and opening above 1.7m from first floor level. Slightly lower than first floor level on the East elevation there is a window which is pre-existing and serves the stairs/landing area.
- 5.11 The design of the first floor part of the extension will make use of a gable end to match the existing rear gable in terms of height but will be slightly wider and make use of black vertical timber cladding.
- 5.12 The proposed windows will match as close as possible to the existing windows in the property by using glazing bars which is intended to help keep the character.

6 Consultations

6.1 Conservation Area Specialist:

This property sits outside a conservation area and is not listed.

7 Neighbour Representations

7.1 Objection – 15 Ratton Drive:

- Detrimental effect on a historic building (which is not listed)
- Overbearing on 15 Ratton Drive
- Potential overshadowing of living room, hallway and bedroom of 15 Ratton Drive
- Potential damage to existing trees including a Scotts Pine Tree
- Believe the development would be detrimental to the historic environment
- Create an imbalance between 17 and 19 Ratton Drive

8 Appraisal

8.1 There is no objection in principle to the proposed development to the building provided it would be designed to a high standard, respect the established character of the area and would not have an adverse effect on the amenity and is in accordance with the policies of the National Planning Policy Framework (2019), the Core Strategy 2006-2027, and saved policies of the Borough Plan 2007.

8.2 Effect on the amenity of the neighbouring properties:

It is considered that the proposed development would not have a significant impact on the amenity of the neighbouring properties:

8.3 No.19 Ratton Drive:

The single storey rear extension will extend no further than the existing conservatory at no.19 Ratton Drive with only a minimal impact on overshadowing due to the existing boundary treatment in existence between the two properties. It is noted that the first floor extension will likely cause some overshadowing to no.19 Ratton Drive but given the distance away it is considered the effect would be minimal, with no significant loss of light being caused in this instance.

8.3.1 The proposed sky lantern is not considered to cause significant light pollution to no.19 Ratton Drive due to its location and distance from the neighbouring property.

8.3.2 There is a balcony on the rear elevation, however this already exists and so no extra overlooking will be caused to no. 19 Ratton Drive.

8.4 No. 15 Ratton Drive:

It was initially considered that the original proposed width of the first floor extension was too close to no. 15 which would have significantly affected their outlook and would have been imposing, the agent has since submitted an updated plan which has reduced the width of the first floor section by 1.2m meaning the elevation would now be 3.8m away from the neighbouring property which reduces the impacts to acceptable levels.

8.4.1 It is considered that no significant overlooking would be caused by the proposal due to the use of obscure glazing in the new bathroom windows, the existing boundary treatment at ground floor level and that there already exists a window in-between ground floor and first floor levels.

8.4.2 It is also noted that there would be no significant increase in overshadowing or loss of light caused to no. 15 Ratton Drive due to the location and design of the proposed development

8.5 Design:

Initially it was considered that the proposed first floor level extension and the proposed windows were incongruous to the character of the host dwelling and through consultation a new design has been submitted which reduces the width

of the first floor section of the development and creates a gable end which will match the height of the existing rear gable end but introduces a modern look by using black vertical timber cladding to help distinguish between the two gable ends.

- 8.6 When viewed from the street scene it is possible to see the first floor part of the extension however the use of pitch and being that it is set back means it does not over power the rest of the property, the small dormer to the side elevation of the plane of the roof does break the aesthetic but it considered on balance this is not a significant downfall in the design.
- 8.7 The proposed windows will now match those which already exist within the property and this retains a matching aesthetic for all windows on the property which helps to maintain the character for the dwelling.
- 8.8 The design of the proposed garage will make use of a pitched roof and gable end with detailing to include timber beams to match that which exists on the front elevation of the host property and it is considered that this will aid in improving the character of the host dwelling which previously had a flat roof garage.
- 8.9 Other Matters:
It is noted that a similar application to the one proposed was previously refused at committee in 2014, the committee refused the application based on size and scale of the proposed development and because of the difference in design between to otherwise matching properties.
- 8.10 It is considered that the proposed design does not significantly alter the aesthetic of the two properties and is not overbearing when viewed from the street scene.
- 8.11 The local area surrounding the host property consists of a large amount of trees and flora giving a verdant character to the site the objector has noted that the proposed works could cause damage to some of the trees in the immediate vicinity such as a Scot's Pine tree, in this regard a condition will be placed on the decision notice.

9 Human Rights Implications

- 9.1 The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and furthermore the proposals will not result in any breach of the Equalities Act 2010.

10 Recommendation

- 10.1 Grant planning permission subject to the following conditions:
- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To ensure that the Local Planning Authority retains the right to review unimplemented permissions and to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the approved drawings submitted on 08 January 2019:

Drawing No. 2996 01 Rev A "Site Location and Block Plans"

Drawing No. 2996 06 Rev C "Proposed Plans"

Drawing No. 2996 07 Rev C "Proposed Elevations"

Drawing No. 2996 08 Rev A "Proposed Street Scene"

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3) The external finishes of the roof of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area.

- 4) The window detailing of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Reason: To ensure a satisfactory appearance to the development in the interests of the visual amenities of the area.

- 5) All existing trees shall be retained, unless shown on the approved drawings as being removed. All trees on and immediately adjoining the site shall be protected from damage as a result of works on the site, to the satisfaction of the Local Planning Authority. This should be in accordance with its Supplementary Planning Guidance and relevant British Standards (eg BS 5837:2012) for the duration of the works on site. In the event that trees become damaged or otherwise defective within five years following the contractual practical completion of the development, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

Reason: To ensure the continuity of amenity afforded by existing trees.

- 6) All existing trees and shrubs not scheduled for removal shall be fully safeguarded during the course of the site works and building operations in accordance with the local planning authorities Supplementary Planning Guidance and relevant British Standards (BS 5837:2012).

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests in amenity.

- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)(or any order revoking and re-enacting that Order with or without modification), no window, dormer window, roof light or door other than those expressly authorised by this permission shall be constructed without planning permission obtained from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of nearby properties and to comply with policies.

- 8) The bathroom and ensuite windows located at first floor level on the East elevation shall not be glazed otherwise than with obscured glass up to 1.7m above first floor level and shall be fixed shut up to 1.7m above first floor level and thereafter permanently retained as such.

Reason: To safeguard the privacy of the occupiers of the adjoining property and to comply with policies.

11 Appeal

Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be written representations.